



## COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490  
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598  
[www.cityofalbany.net](http://www.cityofalbany.net)

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### NOTICE OF FILING

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DATE OF NOTICE: May 18, 2018

FILE: SP-09-18

TYPE OF APPLICATION: Site Plan Review for construction of a 132-unit apartment complex with associated parking and common open space.

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER: City of Albany, 333 Broadalbin Street SW, Albany, OR 97321

APPLICANT: Hudson Capital Corporation; 123 NW 7th Street; Corvallis, OR 97330

APPLICANT'S ENGINEER: Mark Grenz, Multi/Tech Engineering; 1155 SE 13<sup>th</sup> Street, Salem, OR 97308

APPLICANT'S REPRESENTATIVE: Brandie Dalton, Multi/Tech Engineering; 1155 SE 13<sup>th</sup> Street, Salem, OR 97308

ADDRESS/LOCATION: Unaddressed parcel, northwest of the round-a-bout at Knox Butte Road and Timber Ridge Street

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-03B Tax Lot 101

ZONING: RM-Residential Medium Density, RS-5-Residential Single Family & OS-Open Space with Riparian Corridor Overlay (/RC) & Significant Wetland Overlay (/SW)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 1,000 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **June 1, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call **Melissa Anderson, Project Planner**, at 541-704-2319, ([melissa.anderson@cityofalbany.net](mailto:melissa.anderson@cityofalbany.net)). Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

#### REVIEW CRITERIA FOR THIS REQUEST:

Albany Development Code (ADC)

#### SITE PLAN REVIEW

2.450 Review Criteria. Site Plan Review approval will be granted if the review body finds that the application conforms with the Albany Development Code and meets all the following criteria that are applicable to the proposed development.

- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately accommodate the proposed development.
- (4) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (5) The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (7) The site is in compliance with prior land use approvals.
- (8) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

**MULTIPLE FAMILY DEVELOPMENT DESIGN REVIEW STANDARDS**

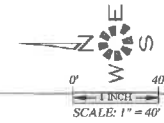
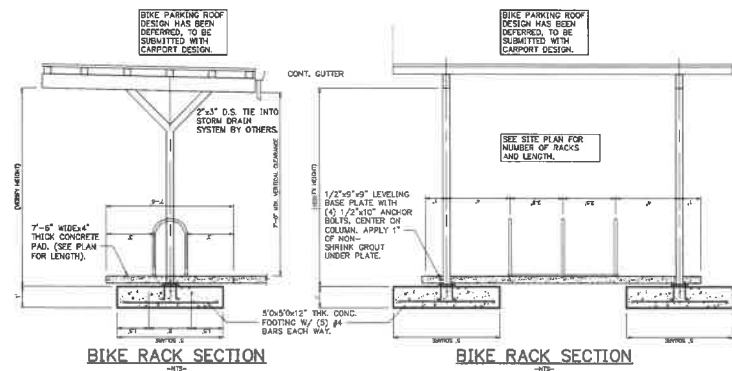
ADC 8.200 to 8.300

**SUPPLEMENTAL RESIDENTIAL DESIGN STANDARDS IN VILLAGE CENTERS**

ADC 8.480 to 8.485

ADDITIONAL REVIEW STANDARDS FOR THIS APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 8, 9, AND 12





TIMBER RIDGE STREET NE

KNOX BUTTE ROAD CR-7 (80')

- 135 TOTAL APARTMENTS (124,412 sqft)
- 75 TYPE "A" 2 BED/2 BATH UNITS (952 sqft)
- 12 TYPE "B" STUDIO UNITS (549 sqft)
- 18 TYPE "C" 1 BED/1 BATH UNITS (728 sqft)
- 18 TYPE "D" 3 BED/2 BATH UNITS (1204 sqft)
- 12 TYPE "E" 2 BED/2 BATH UNITS (1162 sqft)
- 2 SHORT TERM RENTAL UNITS (280 S.F.)
- RECREATION BUILDING

- 252 TOTAL PARKING STALLS (242 REQ'D)
- 213 STANDARD STALLS
- 32 COMPACT STALLS
- 7 HANDICAP STALLS
- 36 BIKE PARKING (33 REQ'D)

- 1 REC BLDG/MGRS UNIT & OFFICE/STUDIO
- 1 COVERED MAILBOX AREA
- 1 TRASH ENCLOSURE (20'x24')
- 1 MAINTENANCE BUILDING (18'x20')
- 1 POOL (16'x32')
- 2 RECREATION PLAY AREA
- 1 SPORTS COURT (55'x40')
- 1 TOT LOT (30'x25')

THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 1, 3, & 11 ARE TO BE PUE UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (EXCEPT ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

**ADA HANDICAP ACCESSIBILITY NOTES:**

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 3% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2014 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2014 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

- ⊙ - POLE LIGHT MAXIMUM 14' TALL
- ⊙ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL

- ▨ - 6 BICYCLE SPACES
- ▨ - 6 COVERED BICYCLE SPACES



**SITE PLAN**

**TIMBER RIDGE PLACE APARTMENT COMPLEX**

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

DESIGNER: M.D.G.  
 DRAWN: C.D.S.  
 CHECKED: B.H.G.  
 DATE: FEB. 2018  
 SCALE: AS SHOWN



EXPIRES: 06-30-2019  
 JOB # 6483

**SDR5**